

058.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

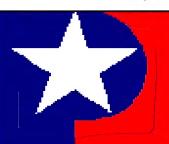
Total Card / Total Parcel
714,300 / 714,300

USE VALUE:

714,300 / 714,300

ASSESSED:

714,300 / 714,300


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUPAJ SCOTT & CENIA WONG
Owner 2:	
Owner 3:	

Street 1: 7 FRAZER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LECUIVRE EILEEN/ALLISON -

Owner 2: -

Street 1: 7 FRAZER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,405 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1850, having primarily Copm. Clap Exterior and 1349 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9405		Sq. Ft.	Site		0	70.	0.75	11									491,504						491,500	

Total AC/Ha: 0.21591

Total SF/SM: 9405

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 491,504

Spl Credit

Total: 491,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel
714,300 / 714,300APPRAISED:
714,300 / 714,300USE VALUE:
714,300 / 714,300ASSESSED:
714,300 / 714,300

User Acct	38480
GIS Ref	
GIS Ref	
Insp Date	
11/09/18	

USER DEFINED

Prior Id # 1:	38480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	19:55:52
LAST REV Date	Time
10/09/19	14:18:07
apro	
4973	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 058.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,100	800	9,405.	491,500	714,400	714,400	Year End Roll	12/18/2019
2019	101	FV	209,500	800	9,405.	491,500	701,800	701,800	Year End Roll	1/3/2019
2018	101	FV	209,500	800	9,405.	330,000	540,300	540,300	Year End Roll	12/20/2017
2017	101	FV	209,500	800	9,405.	316,000	526,300	526,300	Year End Roll	1/3/2017
2016	101	FV	209,500	800	9,405.	287,900	498,200	498,200	Year End	1/4/2016
2015	101	FV	198,600	800	9,405.	231,700	431,100	431,100	Year End Roll	12/11/2014
2014	101	FV	198,600	800	9,405.	207,100	406,500	406,500	Year End Roll	12/16/2013
2013	101	FV	198,600	800	9,405.	196,600	396,000	396,000		12/13/2012

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECUIVRE EILEEN	63065-567		12/16/2013		475,000	No	No		
LECUIVRE EILEEN	48101-38		9/1/2006	Family	99	No	No		
	13771-457		8/1/1979		51,000	No	No	Y	

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/9/2018	MEAS&NOTICE								HS	Hanne S		
2/10/2014	Info Fm Prmt								EMK	Ellen K		
2/7/2014	Info Fm Prmt								EMK	Ellen K		
2/6/2014	Info Fm Prmt								EMK	Ellen K		
2/17/2009	Meas/Inspect								345	PATRIOT		
1/12/2000	Mailer Sent											
1/12/2000	Measured								263	PATRIOT		
8/4/1993									EK			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	5 - Cape			Full Bath:	1	Rating:	Average	CK COND, WIP SINK IN BSMT.																			
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average																			
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	20 - Copm. Clap			A HBth:		Rating:																					
Sec Wall:		% %			OthrFix:	1	Rating:	Average																			
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	GRAY			A Kits:		Rating:																					
View / Desir:				FrpL:	2	Rating:	Average																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1850	Eff Yr Blt:			Location:																						
Alt LUC:		Alt %:			Total Units:																						
Jurisdct:		Fact: .			Floor:																						
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:		%	%	Interior:		1	8	4															
Sec Int Wall:		%			Economic:		%	Additions:																			
Partition:	T - Typical			Special:		%	Kitchen:																				
Prim Floors:	2 - Softwood			Override:		%	Baths:																				
Sec Floors:	4 - Carpet			Total:	31	%	Plumbing:																				
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	105.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.34654045			General:																			
Electric:	3 - Typical			Const Adj.:	0.97020000			COMPARABLE SALES				SUB AREA															
Insulation:	2 - Typical			Adj \$ / SQ:	137.173			Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL														
Int vs Ext:	S			Other Features:	87000								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Heat Fuel:	2 - Gas			Grade Factor:	1.00								FFL	First Floor	903	137.170	123,868	ATC	100	UNF	30						
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000								BMT	Basement	595	41.150	24,485										
# Heat Sys:	1				NBHD Mod:								TQS	3/4 Story	446	137.170	61,214										
% Heated:	100				LUC Factor:	1.00							GAR	Garage	204	26.440	5,394										
Solar HW:	NO				Adj Total:	321756							ATC	Attic	158	120.710	19,097										
% Com Wall:					Depreciation:	99744							WDK	Deck	45	15.520	699										
					Deprecated Total:	222012							Net Sketched Area: 2,351 Total: 234,757														
MOBILE HOME				Make:				Serial #:				Year:				Code Ad	1507.45	Gross Are	2794	FinArea	1349						
SPEC FEATURES/YARD ITEMS				Model:											IMAGE				AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
19	Patio	D	Y	1240	A	AV	1998		3.81	T	16.8	101			800		800										
More: N				Total Yard Items:				800	Total Special Features:								Total:				800						